

ADV. No.: BI-RT-881-CMR

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Connecticut Department of Administrative Services Division of Construction Services Office of Design & Construction – Process Management & QBS Unit – Room 478 165 Capitol Avenue, Hartford, CT 06106

	Request for Qualifications (RFQ) Web Advertisement For Construction Manager at Risk (CMR) Services				
	Adv. No.: BI-RT-881-CMR Web Advertisement Date: Wednesday, Nov. 25, 201				
1	Selection Type:	Major Capital Project CMR -	GMP Services Selection		
2	General Statement:	In accordance with the requirements of CGS §4b-103, the State of Connecticut, Department of Administrative Services (DAS), Division of Construction Services (DCS), Process Management & QBS Unit advertises for Requests for Qualifications (RFQs) for the Major Capital Project Construction Manager at Risk (CMR) Services as specified below.			
3	Project Delivery Method:	Construction Manager at Risk (CMR)* - Guaranteed Maximum Price (GMP): A Construction Manager at Risk (CMR) shall be selected to publically bid the project elements and enter into a Guaranteed Maximum Price (GMP) contract with the State. After consultation with and approval by the DAS Commissioner, the CMR shall award subcontracts to responsible qualified subcontractors submitting the lowest bids to build the Project. *Construction Manager at Risk (CMR) reviews and participates in design and the production of the construction documents with Owner and Architect. The CMR solicits trade bids on behalf of the Owner from trade subcontractors on a competitive basis. The CMR shall agree upon a Guaranteed Maximum Price to perform the work identified in the Bid Documents and enters into contracts with these trade subcontractors to perform their trade work. Important Note: Projects that a firm has completed as "General Contractor" or a "Construction Manager as Agent" (i.e. Projects where the firm did not enter into contracts with these trade subcontractors to perform their trade work) shall not qualify as acceptable CMR Project Experience for this Selection.			
4	User Agency Name:	State Department of Education			
5	Project Planning Start Date:	September 24, 2015			
6	Contract Number:	BI-RT-881-CMR			
7	Project Title:	New Vinal Technical High Sch	ool		
8	Project Location(s):	60 Daniels Street, Middletown, CT 06457			
9	Estimated Cost Of The Work:	\$110,551,429.00			
10	Construction Phase:	1100 Calendar Days (From Construction Start Date to Substantial Completion Date.)			
11	DAS Contractor Classification Name:	Construction Manager At Risk: Group A and DCP Major Contractor Registration Group B and DCP Major Contractor Registration Group C and DCP Major Contractor Registration			



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40	Dreiset	This Project's Scope of Work shall include but not be limited to the following:		
12	Project Description:	This Project's Scope of Work shall include, but not be limited to, the following: Design and construction of a new Vinal Technical High School on the present athletic fields at the existing facility. Once the new facility is built, the old facility will be demolished in order to construct athletic fields and site buildings.		
		The new facility is anticipated to be 250,000 square feet, serve a student population of 800 with an additional staff/teachers of 100 people. Spaces within the new building will include, but not limited to, classrooms, administrative suite, library/media center, gymnasium, cafeteria with culinary arts kitchen, restaurant dining, technical shop areas – auto mechanics and auto body, HVAC, electro/mechanical, machine shop, cosmetology, electrical, and carpentry, drafting (final shop trades subject to change).		
		Site work consists of anticipated parking area to accommodate of 250 spaces, construction of new baseball, soccer, football and softball fields as well as a new track and tennis courts. A new athletic storage building along with a new standalone bus garage to park 15 buses is also anticipated.		
13	Designated	1. Schematic, Design Development and Construction Document Preconstruction Phase		
	Scope of CMR	Scope of Services :		
	Services:	1.1 Summary of Examples of Preconstruction Phase Services: CMR Preconstruction Phase Services may include but are not limited to the following:		
		.1 Constructability Reviews;		
		.2 Blasting and Pile Driving Report;		
		.3 Site Logistics Plan; .4 Building Excavation Plan.		
		.5 Schedule and Phasing Coordination;		
		.6 Cost Control Management;		
		.7 Construction Documents Conversion Into Subcontractor Bid Packages:		
		1.2 Summary of Examples of Bid Phase Services:		
		 .1 Develop the Master Project Schedule; .2 Bid to DAS Prequalified Subcontractors for each Bid Package; 		
		.3 Advertise Bids;		
		.4 Issue Subcontractor Bid Packages;		
		.5 Conduct Preconstruction Conference(s) and Site Visit(s);		
		 .6 Process All Addenda; .7 Receive Bids from Subcontractors and conduct public bid opening; 		
		.8 Issue a Guaranteed Maximum Price (GMP);		
		.9 Execute Subcontractor Agreements;		
		2. Construction Phase Scope Services:		
		2.1 Summary of Examples of Construction Phase Services:		
		CMR Construction Phase Services may include but are not limited to the following: .1 Comply with General Conditions - CMR;		
		.2 Comply with General Requirements - CMR;		
		.3 Conduct Pre-construction Conference;		
		 .4 Periodic update the Master CPM Schedule; .5 Monthly update of Schedule of values; 		
		.6 Review and Prepare Monthly Progress Payment Requests;		
		.7 Periodic Update of Project Cash Flow Projections;		
		.8 Act as the Project's Prime Liaison;		
		.9 Coordinate subcontractors' Requests for Information (RFI's) and A/E RFI Responses;		
		 .10 Coordinate all change requests and responses; .11 Coordinate All Types of Submittals; 		
		.12 Coordinate All Types of Testing and Inspections;		
		.13 Coordinate Sub-contractors;		
		.14 Coordinate Sub-contractor's participation in Commissioning (Cx);		
		 .15 Provide construction trailers, storage, equipment, barriers, and etc.; .16 Provide all Necessary On-site Construction Management Personnel; 		
		.17 Coordinate Substantial Completion and Turn Over		
		.18 Closeout Project.		
		.19 Support Documentation Collection For LEED Submissions.		



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	Requirements for Affidavits, Certifications, Professional Documents, Business Credentials, and Insurance Documentation:			
14	Electronic Uploading Requirements for Affidavits / Certifications:	Friendly Initiative," found in Public Act No. 11-229, each Firm is required to open a BizNet Account on the DAS website and then electronically upload certain documents to their DAS BizNet Account For a summary of the documents that must be electronically uploaded to DAS BizNet:		
15	Conditional Selection Document Requirements:	In accordance with the requirements the DCS Legal Services Unit, the selection of a Firm is conditional upon completing and submitting, within fourteen (14) calendar days of being notified by email, certain documents as described in the Conditional Selection Notification Letter. Some documents are required to be <u>electronically uploaded</u> in accordance with Connecticut General Statutes Public Act No. 11-229, "Business Friendly Initiative". Others must be submitted as <u>hard</u> <u>copies</u> directly to the DCS Legal Services Unit. For a summary of the documents that must be either electronically uploaded to DAS BizNet or submitted directly to the DCS Legal Services Unit within fourteen (14) days of being Conditionally Selected: Go to the DCS Website: <u>www.ct.gov/dcs</u> At the top of the DCS Home Page click on the DCS Library link. Scroll down and click on the following DCS forms: 1150 - Credentials and Insurance Requirements; and 1769.1 - CT DCS Legal Services Unit: Contract Requirements for CMR Services.		
16	Qualifications Based Selection (QBS) Procedures and Steps:	 The CMR Firm must submit the following documents, as described below: QBS Submittal Booklet for CMR Services, which includes the following: QBS Screening Shortlist Questionnaire for CMR Services. The QBS process is based on comparing and evaluating weighted criteria of qualifications and performance of CMR Firms in relation to work of similar scope and complexity that is required for this specific contract. The QBS Selection for this Project shall be conducted in accordance with the procedures described in the CMR GMP Best Value Selection Procedure Manual (0370). The 		

manual can be accessed and downloaded from the DCS Library as follows: 1 Go to the DCS Website: www.ct.gov/dcs 2 At the top of the DCS Home Page click on the DCS Library link. Scroll down and click on the CMR GMP Best Value Selection Procedure Manual (0370) link. 3 Step **QBS Selection Procedures for CMR Services RFQ Web Advertisement:** 1 Prospective CMR Firms shall submit their QBS Submittal Booklets for CMR Services in response to this RFQ Web Advertisement by the QBS Submittal Deadline stated in this RFQ Web Advertisement. 2 Longlist Procedure (Pre-Screening):



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		The QBS Selection Panel Chair Person shall review all prospective CMR Firm's QBS Submittal Booklets for CMR Services for compliance with this RFQ Web Advertisement and 1712 QBS Submittal Booklet Requirements for CMR Services.
		The QBS Unit shall (1) determine if the prospective CMR Firm meets or exceeds contract limitations as specified in 1210 QBS - Guidelines for Selection and Contract Limits ; and (2) create a " Longlist " of CMR Firms that shall be Screened and Shortlisted.
NOTE: If a prospective CMR Firm exceeds the contract limitations as spec - Guidelines for Selection and Contract Limits, they shall not be consi for the specific "Project".		
	3	Shortlist Procedure (Screening):
		The QBS Selection Panel shall evaluate and "rate" each of the CMR Firms on the Longlist in accordance with the "Screening Shortlist Criteria Categories for CMR Services" and the 1736 Screening Shortlist Evaluation Guide for CMR Services.
		The QBS Unit shall create a "Screening Approval Memorandum" of the recommended Shortlisted CMR Firms rated "most highly qualified" that shall be furnished for to the DCS Director of Project Management for approval.
	4	CMR Request for Proposals (RFP):
		The Shortlisted CMR Firms shall be required to reply to a CMR Request for Proposal (RFP) . The RFP shall be comprised of Project Information , Qualitative Criteria Components Submittal Requirements , and Sealed Cost Components Proposal Submittal Requirements and must be submitted by the due date by each of Shortlisted CMR Firms.
	5	CMR Best Value Based Selection Procedure:
		The CMR Selection Procedure utilizes a three (3) step "Best Value Based Selection" Procedure: Step 1: Selection Presentations and evaluation of Qualitative Criteria Components Submittals from the RFP; Step 2: Public Opening of the Sealed Cost Components Proposal Submittals from the RFP; and Step 3: Best Value Calculation of the Qualitative Criteria Components Submittals and Sealed Cost Components Proposal Submittals.
	6	Selection:
		The QBS Unit shall create a "Selection Approval Memorandum" of the CMR Firms that shall be furnished with the "rating point scores" to the DAS Commissioner, who shall indicate his approval to enter into a contract with the "most highly qualified" CMR Firm.
		The QBS Unit shall send the Selected CMR Firm a " Conditional Selection Notification Letter " which shall provide instructions regarding additional certificates, affidavits, and other information that must be submitted for the processing of its contract by the DCS Legal Services Unit.

17	QBS Selection Panels:	Number of QBS Selection Panel Members Per Cost of Work:				
				QBS Selection Panel Members		
			Cost of the Work	DAS Employees (Appointed By DAS Commissioner)	Agency Employees (Appointed By Agency Commissioner)	Total
			\$5,000,000 or Greater (Major Capital Project)	4	1	5
			\$5,000,000 or Less (Minor Capital Project)	2	1	3
			CHEFA Projects	3	2	5
18	QBS Screening Shortlist Requirements	The QBS Selection Panel shall evaluate and "rate" the QBS Submittal Booklets for CMR Services for each of the CMR Firms on the Longlist in accordance with "Screening Shortlist Criteria Categories for CMR Services" described below:				



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	for CMR Services:	Criteria Number	Screening Shortlist Criteria Categories for CMR Services	Rating Points
		1	Experience with Work of Similar Size and Scope as Required for this Contract	35
		2	Organizational / Team Structure For This Contract	30
		3	Past Performance Data	20
		4	Partnering Experience	15
		-	Available Rating Points per Screening Panel Member per CMR Firm	
		-	Available Rating Points for three (3) Panel Members per CMR Firm	300
		-	Available Rating Points for five (5) Panel Members per CMR Firm	500
19	QBS Selection Presentations for CMR Services:	At the end in accord described	Selection Panel shall conduct Selection Presentations with the Shortlisted CM of each Presentation, the Selection Panel shall evaluate and "rate" each of the CN ance with the "CMR Selection Presentation - Qualitative Criteria Comp below. CMR Selection Presentation - Qualitative Criteria Components:	VIR Firm conents Ratin
		Number	Experience	Point
		1		10
		2	Project Organization, Personnel Experience and Qualifications Project Approach and Preliminary Project Plan	30
		3	Past Performance on CMR Projects, GC projects, or Other Relevant Performance Data	15 15
		<u>4</u> 5	Schedule Performance	20
		5 6	Safety Record	10
		-	Available Rating Points per Selection Panel Member per CMR Firm	100
			Available Rating Points for three (3) Panel Members per CMR Firm	300
			Available Rating Points for five (5) Panel Members per CMR Firm	500
20	QBS Contract Limitations:	5,		letermin ceeds th Contra n shall r
			to the DCS Website: www.ct.gov/dcs	
2 At the top of the DCS Home Page click on the DCS Library link.				
		3 Scro	bill down and click on the 1210 QBS - Guidelines for Selection and Contract Lin	mits lin
21	"1712 QBS Submittal Booklet Requirements	with the " and down	ctive CMR Firms must submit a QBS Submittal Booklet for CMR Services in ac 1712 QBS Submittal Booklet Requirements for CMR Services ", which can be a loaded from the DCS Library as follows: to the DCS Website: <u>www.ct.gov/dcs</u>	
	for CMR		top of the DCS Home Page click on the DCS Library link	

22	"1711 QBS	The CMR must email an edited version of the "1711 QBS Email Registration for CMR Services"
	Email	to Rose Mitchell, DCS QBS Secretary, at: <u>rose.mitchell@ct.gov</u> . The CMR must <i>also</i> submit an
	Registration	edited version of the "1711 QBS Email Registration for CMR Services" behind the Division 3 Tab
	for CMR	of the QBS Submittal Booklet for CMR Services. To access and download the QBS Screening
	Services":	Shortlist Questionnaire for CMR Services for this Project:

At the top of the DCS Home Page click on the $\ensuremath{\text{DCS Library}}$ link.

Services":

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		1 Go to the DCS Website: <u>www.ct.gov/dcs</u>				
		2 At the top of the DCS Home Page click on the DCS Library link.				
		3 Scroll down and click on the 1711 QBS Email Registration for CMR Services link.				
23	"1713 QBS Screening Shortlist	The CMR must submit a completed "1713 QBS Screening Shortlist Questionnaire for CMR Services " behind the Division 6 Tab of the QBS Submittal Booklet for CMR Services . To access and download the QBS Screening Shortlist Questionnaire for CMR Services for this Project:				
	Questionnaire for CMR	1 Go to the DCS Website: www.ct.gov/do	S			
	Services":	2 Under Doing Business with DCS / Rec Manager At-Risk link.	uests for Qualifications, click on the Construction			
		Locate the Contract Number for this Project. Click on the QBS Screening Shortlist Questionnaire for CMR Services link to download the 1713 QBS Screening Shortlist Questionnaire for CMR Services for this specific Project.				
24	QBS Submittal	Deadline for the receipt of the QBS Submitta	Booklets for CMR Services is:			
	Deadline:	3 p.m. Thursday, Jan 14, 2016				
25	QBS Submittal Location:	QBS Submittal Booklets for CMR Services shall be submitted to the following address: Randy Daigle, DCS Process Management Department of Administrative Services (DAS) - Division of Construction Services (DCS) Office of Design & Construction QBS Unit - Room 478 165 Capitol Avenue, Hartford, Connecticut 06106 IMPORTANT NOTE: Failure to submit properly formatted QBS Submittal Booklets for CMR Services with all of the required contents by the designated deadline and location may result in the Firm's submittal being deemed deficient for consideration for this Contract.				
26	QBS Contacts:	For General QBS Submittal Questions:	For Specific Project Questions:			
		DCS Process Management/QBS Unit:	DCS Project Management Unit:			
		Randy Daigle DCS Process Management Room 478, 165 Capitol Avenue Hartford, Connecticut 06106	Dennis G. Tovey, P.E. DCS Project Manager Room 460, 165 Capitol Avenue Hartford, Connecticut 06106			
Email: <u>randy.daigle@ct.gov</u> Email:		Email: <u>dennis.tovey@ct.gov</u>				
IMPORTANT NOTE: Responses to requests for more specific Project information that in this Advertisement shall be limited to information that is available to all Firms and th to complete this QBS process. All requests for more specific Project information in writing (email acceptable).			ation that is available to all Firms and that is necessary			

END RFQ Web Advertisement For CMR Services